

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Eau Claire

State: WI

PJ's Total HOME Allocation Received: \$6,446,348

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	10		
Program Progress:							
% of Funds Committed	97.12 %	96.45 %	6	92.82 %	79	82	
% of Funds Disbursed	86.58 %	91.96 %	7	82.38 %	56	59	
Leveraging Ratio for Rental Activities	0.19	3.6	10	4.55	5	4	
% of Completed Rental Disbursements to All Rental Commitments***	96.75 %	98.65 %	8	80.69 %	39	54	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.39 %	79.72 %	4	67.01 %	70	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	61.90 %	76.13 %	9	79.23 %	13	11	
% of 0-30% AMI Renters to All Renters***	26.19 %	50.67 %	8	44.47 %	24	20	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	73.81 %	86.71 %	9	93.93 %	5	5	
Overall Ranking:			In State:	10 / 10	Nationally:	23	21
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,844	\$14,368		\$24,984	42 Units	5.30 %	
Homebuyer Unit	\$2,853	\$13,942		\$14,192	205 Units	25.80 %	
Homeowner-Rehab Unit	\$2,976	\$15,572		\$20,036	262 Units	33.00 %	
TBRA Unit	\$5,063	\$2,590		\$3,164	285 Units	35.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Eau Claire WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$44,922	\$69,623	\$12,433
State:*	\$61,871	\$71,084	\$17,325
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 2.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.98

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	78.8	82.2	79.5	93.7
Black/African American:	0.0	0.0	0.0	1.8
Asian:	12.1	1.5	3.9	2.5
American Indian/Alaska Native:	0.0	0.0	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	1.5	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	9.1	14.9	14.3	1.4

ETHNICITY:

Hispanic	0.0	1.5	0.4	0.7
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	9.1	35.6	35.5	35.1
2 Persons:	27.3	21.8	18.5	31.6
3 Persons:	30.3	16.3	13.5	22.5
4 Persons:	9.1	10.4	9.7	6.7
5 Persons:	9.1	2.5	6.6	3.5
6 Persons:	9.1	3.5	3.5	0.7
7 Persons:	3.0	2.0	4.6	0.0
8 or more Persons:	3.0	7.9	8.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	34.2	17.0	17.9
Elderly:	3.0	1.0	25.1	19.6
Related/Single Parent:	33.3	25.2	18.5	52.6
Related/Two Parent:	30.3	39.6	38.2	9.1
Other:	0.0	0.0	1.2	0.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	27.3	0.0 [#]
HOME TBRA:	12.1	
Other:	15.2	
No Assistance:	45.5	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Eau Claire State: WI Group Rank: 23
 (Percentile)
 State Rank: 10 / 10 PJs Overall Rank: 21
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.75	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	81.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	61.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	73.81	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

